

067.A

0005

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

673,300 / 673,300

USE VALUE:

673,300 / 673,300

ASSESSED:

673,300 / 673,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		OAK HILL DR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VAN BAAR JEROEN	
Owner 2:		
Owner 3:		

Street 1: 42 OAK HILL DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FIRST APPLETON LLC -

Owner 2: -

Street 1: 22 CARLETON ROAD

Twn/City: TEWKSBURY

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7670		Sq. Ft.	Site		0	70.	0.85	12									455,071						455,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7670.000	217,600	600	455,100	673,300	
Total Card	0.176	217,600	600	455,100	673,300	Entered Lot Size
Total Parcel	0.176	217,600	600	455,100	673,300	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card:	511.63	Land Unit Type:
				/Parcel:	511.63	

User Acct	129042
GIS Ref	
GIS Ref	
Insp Date	
10/16/18	

**USER DEFINED**

Prior Id # 1:	129042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	02:51:06
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	217,600	600	7,670.	455,100	673,300		Year end	12/23/2021
2021	101	FV	210,600	600	7,670.	455,100	666,300		Year End Roll	12/10/2020
2020	101	FV	210,600	600	7,670.	455,100	666,300		Year End Roll	12/18/2019
2019	101	FV	183,900	600	7,670.	422,600	607,100		Year End Roll	1/3/2019
2018	101	FV	183,900	600	7,670.	422,600	607,100		Year End Roll	12/20/2017
2017	101	FV	183,900	600	7,670.	370,600	555,100		Year End Roll	1/3/2017
2016	101	FV	183,900	600	7,670.	338,100	522,600		Year End	1/4/2016
2015	101	FV	172,900	700	7,670.	299,000	472,600		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRST APPLETON	62124-492		6/27/2013		579,000	No	No		
LAVALLE RICHARD	61211-50		2/15/2013	Change>Sale	300,000	No	No		
	11420-77		11/1/1967			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	491	Heat App	12,000	C				
2/19/2013	225	Redo Kit	12,000	C				
10/5/2006	848	Re-Roof	4,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Measured	345	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

